

EXHIBIT "A"

2025-4118-ZC

ALL THOSE CERTAIN LOTS OR PORTIONS OF GROUND, situated In the Parish of St. Tammany, State of Louisiana, in that section known as SLIDELL MANOR SUBDIVISION, being a subdivision of Section 37, Township 8 South, Range 14 East, Greensburg District and designated as LOTS 34 and 35 in SQUARE # 16, bounded by Pearl Street, North, Live Oak and Cherry Streets and measure in accordance with map of Joseph Pugh, Parish Surveyor, dated June 20, 1947, certified copy of which is annexed to act to Mr. and Mrs. W.C. McCann, and more fully described as follows, to-wit:

LOTS 34 and 35 adjoining each other and measure each 75.00 feet front on Cherry Street, same width In the rear, by a depth of 115.00 feet between equal and parallel lines. LOT 35 begins 375.00 feet from the corner of Cherry and Pearl Streets.

Reference: The recorded Plat of Slidell Manor Subdivision, Clerk of Courts Office

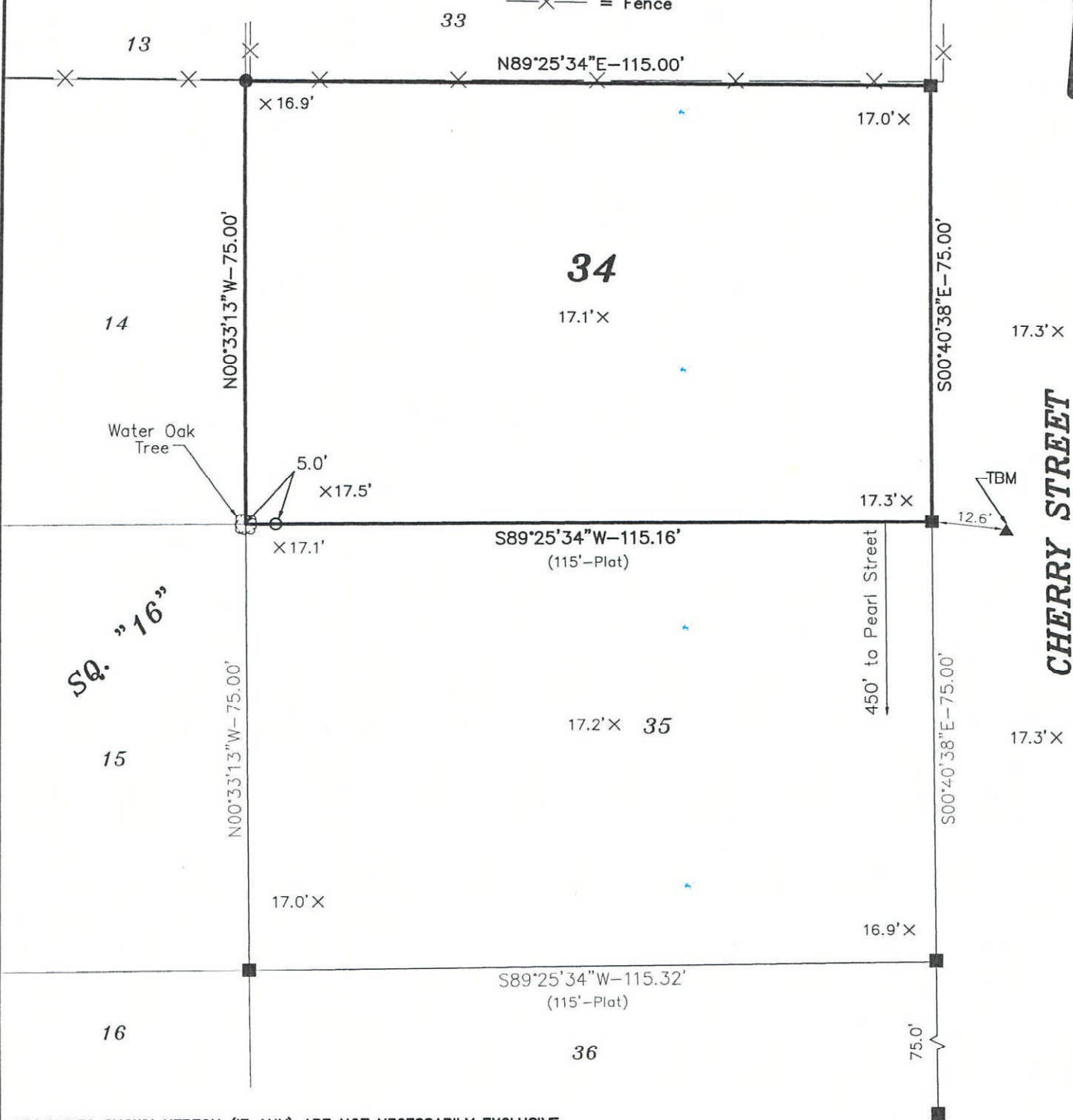
Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

This property is located in Flood Zone C, per Fema Map No. 225205 0415 C, Dated 4-02-1991

TBM Set Mag Nail in asphalt, Elev.=17.4'
TBM is for a reference only and does not represent the actual elevation to build to (refers to NAVD 88, Geoid 18)

LEGEND:

- = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- × = Elevation (NAVD88)
- X— = Fence



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
Building Setbacks
Front: **
Side: **
Rear: **
Side Street: **

MAP PREPARED FOR **TATIANA LARA**

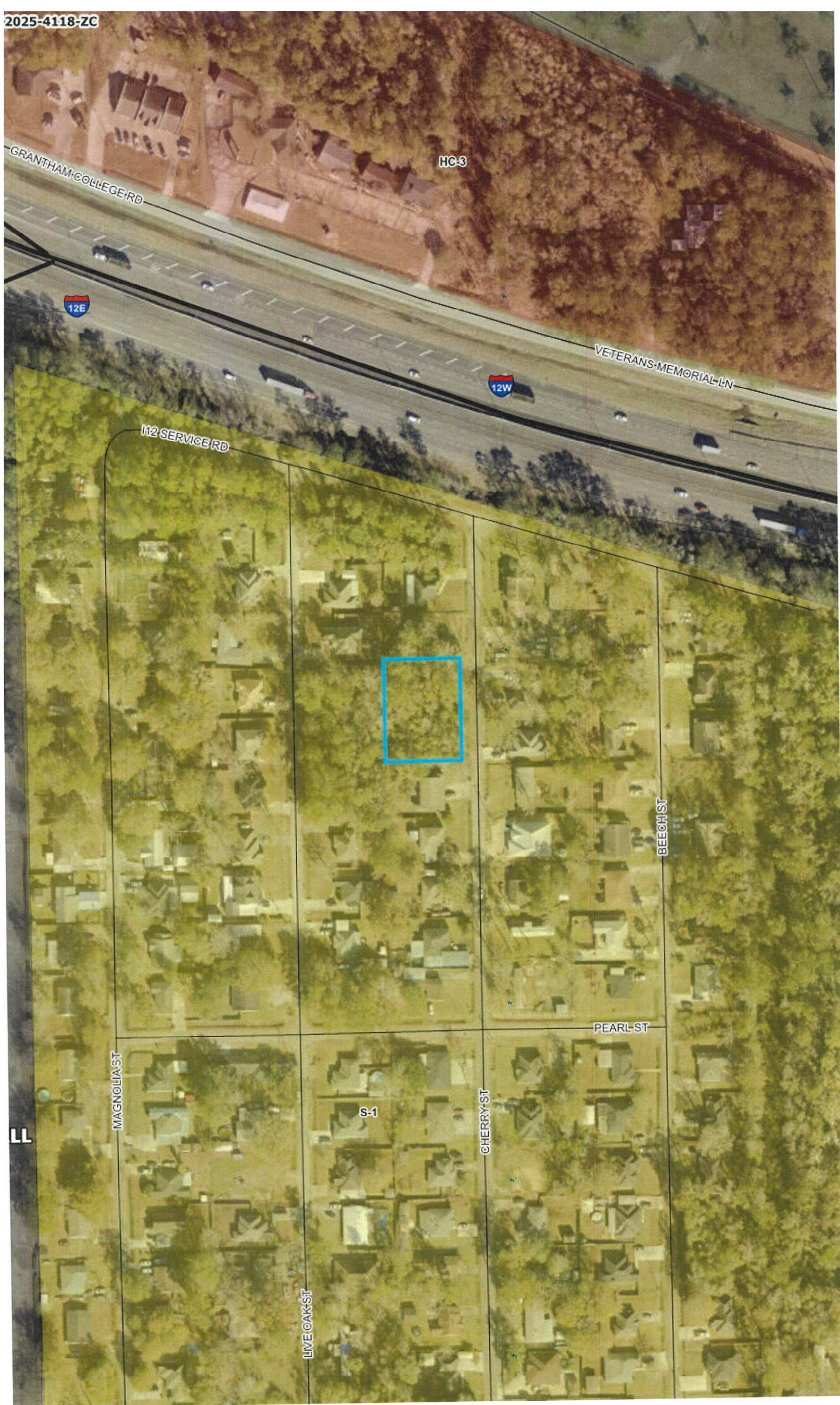
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 34, SQUARE 16, SLIDELL MANOR S/D, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

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STATE OF LOUISIANA
Bruce M. Butler, III
License No. 4894
PROFESSIONAL
CERTIFIED CORRECT
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:	1" = 25'	DATE:	11-11-2024	NUMBER:	21894
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Administrative Comment

August 7, 2025

Department of Planning and Development



ZONING STAFF REPORT

2025-4118-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT

Ross Liner

Director

985-898-2529

21454 Koop Drive, Suite 1B, Mandeville, LA 70471

stpgov.org/planning

Location: Parcel located on the west side of Cherry Street, north of Pearl Street, being Lots 34 and 35, Square 16, Slidell Manor, Slidell; S37, T8S, R14E; Ward 9, District 11 **Council District:** 11

Council District: 11

Petitioner: Tatiana Lara

Posted: April 11, 2025

Owner: E Lara LLC - Tatiana Lara

Commission Hearing: May 6, 2025

Size: 0.39 acres

Prior Determination: Postponed for one month: 4.1.25

Determination: Approved



Current Zoning

S-1 Suburban Residential District

Requested Zoning

TF Two-Family Residential District

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone C

Preliminary Flood Zone X

Critical Drainage:

No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone two lots which consist of 0.39-acres from S-1 Suburban Residential District to TF Two-Family Residential District. The property is located on the west side of Cherry Street, south of Ruby Street, being Lots 34 and 35, Square 16, Slidell Manor, Slidell.

Zoning History

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
87-001A	Unknown	A-4
09—2020	A-4	S-1 Suburban Residential District

Site and Structure Provisions

3. The tract is currently undeveloped.

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning

Zoning Meeting
May 6, 2025

Department of Planning and Development
St Tammany Parish, Louisiana

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Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	S-1 Suburban Residential District
South	Residential	S-1 Suburban Residential District
East (across from Cherry St.)	Residential	S-1 Suburban Residential District
West	Undeveloped	S-1 Suburban Residential District

5. The subject properties abut single-family dwellings to the north, south, and east (across Cherry Street) zoned S-1 Suburban Residential District. Abutting the property to the west is an undeveloped lot also zoned S-1 Suburban Residential District.
6. The purpose of the existing S-1 Suburban Residential District is to provide single-family residential dwellings in a setting of moderate urban density. The minimum lot size in the S-1 District is 11,000sqft with a minimum lot width of 90'. However, Slidell Manor Subdivision is a previously platted subdivision, and, as such, the lots within the area are considered to be legal lots of record that conform to the minimum lot of record lot width of 75' per Section 500-2(A)(2).
7. The purpose of the requested TF Two Family Residential District is to provide a greater density of residential uses by permitting the placement of two-family dwelling units without the more intense uses of general multi-family districts. This district is primarily characterized by central utility systems, convenience to commercial and employment centers, and efficient access to major transportation routes. To protect the intention of the district, permitted activities are limited to residential dwellings of one or two units and utility uses.
8. The minimum lot size for a single-family dwelling in the Two-Family District is 7,500 sq. ft. The minimum lot size for a two-family dwelling is 10,800 sq. ft. The petitioned property consists of two legal lots of record measuring 75'x 115'. The total area of the combined lots is 17,250 sq. ft. which exceeds the lot size requirement for a two-family dwelling by 6,450 sq. ft. However, the petitioner could construct the duplex to have one unit on each lot that is split down the middle by the center property line.
9. If approved the applicant could apply for a building permit to build one duplex (two units) on-site or combine both lots through the minor subdivision process to create one larger lot of record and construct one duplex that is not split by a common property line
10. Per the utility requirements listed under the TF Two Family Residential District in the Unified Development Code Sec 400-2.3(A)(d), all uses, residential and nonresidential must be provided with central sewerage and central water systems in accordance with minimum standards established in the Unified Development Code. The subject property does have access to central water, but does not have the ability to connect to any central sewer. As such, the applicant will need to obtain a waiver from the Department of Environmental Services prior to obtaining any building permits to construct a two-family residence on-site.

Consistency with New Directions 2040

Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

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The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.1: Our land use, land development, and land redevelopment decision-making, policies, and processes will be fair, transparent, and accessible to all Parish stake holders.
- ii. Goal 1:8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

- i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
- ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
- iii. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.
- iv. The proposed amendment is compatible with existing use and zoning of nearby property.
- v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
- vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

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